

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 15, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver City College (King Edward Campus), under the direction of their instructor, Mrs. Penny Wolverton.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy  
SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting of February 8, 1977 (with the exception of the 'In Camera' portion) be adopted, after amending the paragraph on page 10, concerning Mr. Scroggs submission, to record "the citizens are not opposed to the construction of a childrens' hospital in Vancouver, but all our sources indicate that it should not be built on the Shaughnessy site".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil  
SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

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2.

UNFINISHED BUSINESS & DELEGATIONS1. Resolution re Seagate Manor -  
2831 Point Grey Road.

Council, on February 8, 1977, deferred a motion by Alderman Brown concerning the demolition of Seagate Manor pending the hearing of representation from the Kitsilano Local Area Planning Committee.

Pursuant thereto, Mrs. J. Rittenhouse, representing the Committee, addressed the Council opposing the demolition of the house, the reasons for which were detailed in a brief dated February 10, 1977, which was circulated this day.

The Council also noted a communication from Mr. R. Youngberg, Associate Director of Area Planning, giving the history and previous Council decisions on Point Grey Road properties and, in particular, Seagate Manor. He also spoke against the demolition.

After due consideration, it was

MOVED by Ald. Brown

THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

THEREFORE BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board.

- (carried)

MOVED by Ald. Harcourt

THAT the foregoing motion by Alderman Brown be deferred.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Brown was put and CARRIED.

(Ald. Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

CITY MANAGER'S REPORT & DELEGATIONSB. D.P.A's for Apartment Buildings  
in Grandview-Woodland Local Area.

Prior to considering this report from the City Manager, dated February 11, 1977, on Development Permit Applications in Grandview-Woodland Local Area, the Council heard delegations from the following

Cont'd

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3.

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)D.P.A's for Apartment Buildings  
in Grandview-Woodland Local Area (Cont'd)

Daon Developments (Mr. Wilcox) speaking against the recommendations contained in the report - brief filed.

Concost Consultants (Mr. Breckenridge) speaking against the recommendations and indicating that his company could possibly go into bankruptcy if the recommendations were approved.

Landmark Projects (Mr. Briscoe) urging that a decision, one way or the other, be made this day.

Following considerable discussion and questions asked of the Director of Planning, it was

MOVED by Ald. Rankin

THAT recommendation 'A' of the Director of Planning, as contained in the City Manager's report dated February 11, 1977, be approved.

- LOST

(Ald. Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT Council instruct the Director of Planning to withhold Development Permit Applications Nos. 76595, 76656 and 76537, in order that he can negotiate to provide at least two bedrooms in at least 20 per cent of the units in the proposed apartment buildings, considering the need for rental family housing in the Grandview-Woodland area, and to process these permits in the normal way if the desired two-bedroom units are provided.

- (lost)

MOVED by Ald. Ford (in amendment)

THAT Development Permit Applications Nos. 76594, 76659 and 76561, be added to those mentioned in Alderman Rankin's motion.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT City Council communicate with the Central Mortgage and Housing Corporation and request that it give consideration to changing its terms of reference with regard to the granting of funds to encourage creation of rental accommodation so that more money would be channelled towards the construction of two or three bedroom family units.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 P.M., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.30 p.m.

COMMUNICATIONS OR PETITIONS1. Wage and Price Control

In a letter dated February 3, 1977, the Vancouver and District Labour Council requested that the Council give serious consideration to the passing of a resolution urging the Premier of the Province to reconsider his position and refuse to renew the wage and price controls agreement with the Federal Government when it expires on March 1, 1977.

MOVED by Ald. Rankin,

THAT this Council go on record as supporting the Vancouver and District Labour Council in urging Premier Bennett to reconsider his position and refuse to renew the wage and price controls agreement with the Federal Government when it expires on March 1, 1977.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy and the Mayor opposed)

2. Sponsorship - Annual Convention of Master Brewers Association

MOVED by Ald. Marzari,

THAT the request of the Ladies Convention Co-ordinator for the City to sponsor a portion of the Master Brewers Association Convention to be held in Vancouver this year, not be granted.

- CARRIED UNANIMOUSLY

3. Resolution re Use of Firearms

The Council noted a letter dated January 31, 1977, from the City of Windsor asking support of a resolution passed by its Council concerning Federal legislation on the use of firearms.

MOVED by Ald. Marzari,

THAT the City of Vancouver support the resolution of the City of Windsor wherein the Government of Canada be again requested to proceed with urgency to pass legislation concerning the use of firearms.

- CARRIED UNANIMOUSLY

4. 4584 West 1st Avenue

MOVED by Ald. Harcourt,

THAT the request of Mrs. Tomsich to appear before Council as a delegation on the matter of the non-conforming dwelling at 4584 West 1st Avenue, which will be considered by Council at its next meeting, be granted.

- CARRIED UNANIMOUSLY

5. Proposed Widening of the Stanley Park Roadway

Council on January 25, 1977, by resolution, requested the Park Board to jointly sponsor a public meeting on the proposed widening of the Stanley Park Roadway, to provide an opportunity for citizen input on the proposal contained in the City Manager's report dated January 18, 1977.

Council had before it this day a letter dated February 9, 1977, from the Chairman of the Park Board advising that the Board at its meeting on January 24th, had resolved not to accept the proposal as presented by the Provincial Ministry of Highways on the matter.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Widening of the  
Stanley Park Roadway (cont'd)

The Council also noted a letter dated February 9, 1977, from the Vancouver City Planning Commission advising of the following motion of the Commission:

"THAT WHEREAS the Vancouver City Planning Commission is on record as wishing to restrict any additional paving in Stanley Park, we then wish to approve the addition of an exclusive bus lane with a minimum of blacktop and to ask the appropriate officials to re-examine the necessity of seven foot shoulders."

MOVED by Ald. Kennedy,

THAT the Council reaffirm its position to jointly sponsor a public meeting;

FURTHER THAT the Planning Commission's letter be received and the City Engineer report to the Transportation Committee on the City Planning Commission's proposal to re-examine the necessity of "seven foot shoulders".

- CARRIED UNANIMOUSLY

6. Sunday Horse Racing

The Council noted a letter dated February 4, 1977, from the Pacific National Exhibition requesting that Council license horse racing on Sundays.

Council was advised that in 1973, a request was received from the B.C. Jockey Club to hold horse racing on Sundays during the Exhibition. Council had no objection to the proposal at that time. The Provincial Government however, did not accede to the proposal.

In 1974, the P.N.E. requested that the City approach the Provincial Government to change the section in the Charter regarding Sunday racing and allow it on a trial basis in July. The Council did not accede to this request.

In 1975, the B.C. Jockey Club made application to Council to amend the Charter to permit horse racing on five specific Sundays. Council did not approve the application. A further letter from the P.N.E. requesting reconsideration of the foregoing rejection of Sunday racing was received later in 1975, but Council did not approve this either.

MOVED by Ald. Bellamy,

THAT the request of the Pacific National Exhibition as contained in its letter of February 4, 1977, not be granted.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Puil left the meeting.)

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COMMUNICATIONS OR PETITIONS (cont'd)7. Blocks 51, 61 and 71 - Robson Street, Howe to Hornby Streets

Council noted the following letter dated February 4, 1977, from the Minister of Highways and Public Works:

"I have been made aware of a resolution passed by City Council on January 11, 1977, with particular reference to this project.

This has followed the discussions which have taken place between Dr. Shrum and the City Engineer regarding the number of traffic lanes on Robson Street. Because of the concern with the costs which may accrue to the City in the future, and the responsibility for which was a part of the original agreement between the Province and the City, the Government has been asked to modify the present plans which include two lanes for transit vehicles only.

While I am aware of the terms of the agreement, I am also sympathetic to the City's possible requirements for the future. I am, however, very concerned with your Council's assumption that any additional costs incurred at this time to save the City money in the future should be at Provincial expense. This I cannot agree with.

I am advised that the cost of the extra work to this contract, which is being undertaken in response to your request, amounts to some \$50,000 and I would appreciate agreement with the City that it is prepared to accept this cost before changes are authorized.

Since the matter is critical at the present time, owing to concrete forming requirements, I would appreciate your early response."

Council also noted a report of the City Manager dated February 11, 1977, on the subject, in which the City Engineer recommended as follows:

- "(a) The City pay for the costs of the changes not to exceed \$50,000.
- (b) The funds be provided in the 1977 Streets Capital Budget."

MOVED by Ald. Kennedy,

THAT the foregoing recommendations as contained in the City Manager's report dated February 11, 1977, be approved.

- CARRIED

(Aldermen Gibson, Harcourt and Rankin opposed)

8. Shaughnessy Site Service Relocation

Council noted a letter dated February 9, 1977, from the Chairman of the B.C. Medical Centre on the matter of the Shaughnessy Site Service Relocation. It was advised that the Minister of Health Services has reconfirmed his approval to proceed with the relocation of water and sewer services as per previous correspondence with the City. The estimated cost of this work is \$960,000.00.

Council also noted a letter dated February 3, 1977, from the Citizens' Advisory Committee to Shaughnessy Hospital requesting a public meeting with the B.C. Medical Centre and an impact study concerning the south Cambie district.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)Shaughnessy Site Service  
Relocation (cont'd)

The Mayor advised that both of these proposals are being carried out.

MOVED by Ald. Rankin,

THAT the letters from the Chairman of the B.C. Medical Centre and the Citizens' Advisory Committee to Shaughnessy Hospital, be received for information.

- CARRIED UNANIMOUSLY

9. Civic Hospitality for  
Soviet Ambassador

Council noted the following memorandum dated February 11, 1977, from the Mayor's Executive Assistant concerning the visit of the Soviet Ambassador in connection with a space exhibition at the Vancouver Centennial Museum:

"As you doubtless are aware, for one month beginning 1 March a Space Exhibition provided by the U.S.S.R. Academy of Sciences entitled "Kosmos '77" will take place at the Vancouver Centennial Museum. The fact that an exhibition of such calibre as this is to take place here without question is a 'coup' for Vancouver and much to the credit and work of our Museum officials.

In conjunction with the opening of this Exhibition, His Excellency Alexander Mikolaevich Yakovlev, U.S.S.R. Ambassador to Canada, will be making an official visit to our City from 28 February through 3 March. Attached to the Ambassador's party may also be some distinguished Soviet academicians and, at any rate, it has already been confirmed that Cosmonaut Vitaly Zholobov definitely will be in attendance. Accordingly, it would be entirely in keeping with established precedents were the City to extend hospitality to these distinguished visitors, probably most appropriately at a luncheon.

The Soviet party is scheduled to arrive by train on the morning of Monday, 28 February. A good time for such a luncheon would be that same day. "

MOVED by Ald. Rankin,

THAT Council approve a Civic luncheon in respect of the Russian visitors and arrangements be referred to the Civic Entertainment Committee.

- CARRIED UNANIMOUSLY

10. Restructuring of Vancouver  
City Planning Commission

The Council noted a letter dated February 14, 1977, from the Mayor concerning the restructuring of the Vancouver City Planning Commission. The Mayor also attached a proposed By-law.

The Mayor suggested that Council may wish to defer this matter for one week to give the Director of Legal Services the opportunity to examine the proposed By-law and the Planning Commission the opportunity of commenting on the proposal.

MOVED by Ald. Gibson,

THAT the letter from the Mayor dated February 14, 1977, on the restructuring of the Vancouver City Planning Commission be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
FEBRUARY 11, 1977

Works & Utility Matters  
(February 11, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Watermain Installations - 1976 Capital Budget  
 Cl. 2: Local Improvement Procedure By-law

Clauses 1 and 2

MOVED by Ald. Bellamy,  
 THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(February 11, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 5801 McKinnon Street - Neighbourhood Disturbance  
 Cl. 2: Zoning and Development Fee By-law - Renewals

Clauses 1 and 2

MOVED by Ald. Kennedy,  
 THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(February 11, 1977)

Chinese Cultural Centre  
Grant Request (Clause 1)

MOVED by Ald. Rankin,  
 THAT the Chinese Cultural Centre's request for a grant to cover the cost of its annual Spring Festival Activities parade be approved up to an amount of \$500.00.

- CARRIED UNANIMOUSLY  
 AND BY THE REQUIRED  
 MAJORITY

Finance Matters  
(February 11, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Staffing - Zoning Division  
 Cl. 2: Civic Theatres - Staffing  
 Cl. 3: Report of the Commission of Inquiry on Property Assessment and Taxation in B.C.  
 Cl. 4: The Orpheum - Application for License - Government Liquor Act

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(February 11, 1977) (cont'd)

Clauses 1, 2 and 4

MOVED by Ald. Gibson,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was opposed to Clause 2.)

Report of the Commission of Inquiry  
on Property Assessment and Taxation  
in B.C. (Clause 3)

MOVED by Ald. Brown,

THAT the recommendation of the City Manager contained in this Clause be approved and the following be referred to the Finance and Administration Committee for report:

- "A. The matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board
- B. The matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches."

- CARRIED UNANIMOUSLY

Property Matters  
(February 11, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Additional Costs for Alterations to 517 Hamilton Street
- Cl. 2: Cost Incurred re City-owned Properties to Comply with Fire By-law Regulations
- Cl. 3: Sale of Portion of City-owned Lot - W/S Commercial Drive between Venables and Parker
- Cl. 4: Encroachment - E/S James Street north of 28th Avenue
- Cl. 5: Burrard Street Widening
- Cl. 6: Lease of Portion of Sterling Shipyard site to B.C. Ice and Storage
- Cl. 7: Open Bible Chapel - Exchange of 405 West 10th Avenue for City-owned Lots in Champlain Heights

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Brown,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

Open Bible Chapel - Exchange of 405  
West 10th Avenue for City-owned Lots  
in Champlain Heights (Clause 7)

MOVED by Ald. Gibson,

THAT the recommendation of the City Manager contained in this Clause be approved and, as a Council policy, all future sale of City lands contain a provision that where an extension of completion date is granted by Council, interest be payable from the time of the original date of sale.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Development Permit Applications for Apartment Buildings in the Grandview Woodland Local Area

For Council action on this report, see page 3.

I. Report of Standing Committee on Community Services, February 3, 1977

False Creek Day Care (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of delegations later this day.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard

SECONDED by Ald. Bellamy

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4848,  
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Brown,

SECONDED by Ald. Ford,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,

SECONDED by Ald. Ford,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS1. Police Overtime

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gibson,

THAT WHEREAS the overtime costs for members of the Vancouver City Police Department attending court is in excess of one million dollars per year;

AND WHEREAS the Vancouver taxpayers have no control over this expenditure and are required to pay for this overtime;

AND WHEREAS approximately 50% of this expenditure would appear to be unnecessary;

THEREFORE BE IT RESOLVED THAT a delegation from Council be appointed to meet with the Attorney-General to discuss the following:

- (a) That all overtime costs incurred by members of the Police Force at any time for appearing in court unnecessarily, i.e., because of postponement or change of plea, such costs be paid for by the Attorney-General's Department;
- (b) That where a member of the Force is required to appear in court on his weekly or annual leave, all such costs be paid for by the Attorney-General's Department;
- (c) That overtime costs incurred by a member of the Force required to appear in court on a regular working day, regardless of shift, continue to be paid as is, having regard to item (a) above.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSRapid Transit

Alderman Kennedy

referred to a recent statement by the Minister of Municipal Affairs that priority would be given to the proposed commuter train service to Coquitlam, whereas the City's top priority is the Light Rapid Transit system to Burnaby and New Westminster.

MOVED by Ald. Kennedy

THAT WHEREAS the City of Vancouver has always supported proposals for balanced modes of transportation in this area, as has the G.V.R.D., including: an exclusive bus lane through Stanley Park, roads, improved bus service, cross-harbour ferries and the proposed commuter train service to Coquitlam, the City's top priority is still the L.R.T. system to Burnaby and New Westminster. None of the other aforementioned, alone or in combination, are an adequate substitute. We express concern that they may be used in this way.

BE IT RESOLVED, THEREFORE, THAT the Provincial Government be asked for an assurance that the Provincial commuter train proposal is not a priority that would impede the immediate furtherance of a realistic agreement for an L.R.T. system between the City, the Region and the senior levels of government.

- CARRIED

(Ald. Gibson opposed)

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The Council recessed at 5.10 p.m. to reconvene in the Council Chamber at 7.30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich  
Ald. Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Marzari,  
Puil and Rankin.

ABSENT: Alderman Kennedy.

CLERK TO THE COUNCIL: D.H. LITTLE

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE, UNFINISHED BUSINESS AND  
DELEGATIONS

Champlain Heights - Areas E & F  
Implementation Program.

Mr. R.J. Moodie, Champlain Heights Project Manager and Mr. B. Downs, Co-ordinating Architect, reviewed the history of the development of this area and, by means of slides, illustrated the proposed development scheme for areas E and F.

Marketing Policy -  
Champlain Heights.

On February 8, 1977, Council postponed to this date, consideration of a clause of the Standing Committee on Finance and Administration's report dated January 27, 1977, Manager's report dated January 18, 1977 on Marketing Policy - Champlain Heights and delegations thereon.

Also submitted was a Manager's report dated February 10, 1977, in which the Director of Finance and the Champlain Heights Project Manager reported further on the Marketing Policy - Champlain Heights. The report concluded with the recommendation that the market enclaves in Champlain Heights be offered for development on the basis of outright sale.

Representations were heard from the following:

Mr. E. Lyngen - Champlain Heights Planning Advisory Committee - opposed sale of the land in areas E & F. He suggested that sale of the land would jeopardize City control of present development and future redevelopment.

Cont'd..

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13.

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)Marketing Policy -  
Champlain Heights (Cont'd)

Mr. H. Goldfeder spoke in favour of leasing the land. He suggested the City consider non-prepaid leases and leasing of individual units.

Mr. B. Yorke - C.O.P.E. - also favoured leasing rather than selling of the land and requested Council to reiterate its existing policy on this matter. He further suggested that alternative financing methods and leases be explored.

Mr. S. Jackson - Killarney Champlain Heights Citizens for Action - requested Council not approve the recommendation of the Director of Finance and the Project Manager contained in the Manager's report dated February 10, 1977.

MOVED by Ald. Puil

THAT the appropriate officials be instructed to tender the market enclaves in Champlain Heights on the basis of 60 and 99 year leases.

- CARRIED UNANIMOUSLY

Fire By-law.

With the concurrence of the delegations the Mayor directed that this matter be deferred to the next regular evening meeting of Council.

I. Report of Standing Committee  
on Community Services.  
(February 3, 1977)False Creek Day Care

Submitted this day was a report from the Director of Social Planning in which he recommended:

- A. THAT the City enter into a lease with Daon Development for Day Care premises at 6th and Laurel for three years at \$5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional \$5000.00 and that this lease be reviewed upon expiry of the three year period.
- B. THAT the Director of Legal Services be instructed to draw up the necessary lease agreement on the advice from the Director of Social Planning and the Supervisor of Properties.
- C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.
- D. The Supervisor of Properties and the Director of Legal Services negotiate an indefinite extension on the lease of space in Hodson Manor for the Little People's Day Care.

Cont'd.

STANDING COMMITTEE REPORT AND DELEGATIONS (Cont'd)False Creek Day Care (Cont'd)

As previously agreed, Council heard representations from the following:

Mrs. Robin Lucey - Fairview Little People's Society - spoke in favour of retaining Hodson Manor as a Day Care Centre. She set forth the various advantages to this action. Mrs. Lucey is opposed to the proposed Netherlands facility as she considers the space not suitable for day care. The Fairview Little People's day care are requesting that they be allowed to stay at Hodson Manor until space is available in the Daon Development at 6th and Laurel.

Ms. Susan Swanson - False Creek Child Care Society - supported the request of the Fairview Little People.

Mr. Oosterhuis - representing the Multi-cultural Society and the Netherlands Society advised that the Netherlands facility can be licensed for twenty children on a 'juice and sandwich' type operation. City-owned land adjacent to the Netherlands project in False Creek would have to be used as a playground for the day-care centre and a six foot fence would be required. He indicated that Hodson Manor does not comply with day-care regulations and has only a temporary license. If it were to continue as a day-care centre it would require extensive renovations.

MOVED by Ald. Rankin

THAT recommendations A, B, C and D of the Committee, as contained in this report, be approved.

- CARRIED

(Ald. Bellamy opposed)

MOVED by Ald. Rankin

THAT recommendation E of the Committee as contained in this report, be approved.

- LOST (tie vote)

(Ald. Gibson, Harcourt, Marzari, Puil and Rankin opposed)

MOVED by Ald. Marzari

THAT the recommendations of the Director of Social Planning as contained in his report dated February 14, 1977, be approved, after deleting the word 'indefinite' from recommendation 'D'.

- CARRIED

(Ald. Brown, Ford and the Mayor opposed)

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At the 'In Camera' meeting earlier this day Council resolved to consider the following matter in open council.

Urban Demonstration Program Funds

The Mayor submitted the following memorandum dated February 15, 1977:

" As a project related to the U.N. Habitat Conference in 1975, the Federal Government had announced an Urban Demonstration Program to provide funds for "innovative" projects related to urban improvement. The overall program later was cancelled but an amount of \$ 6 million remains available from funds which were approved under the program and these funds apparently are earmarked for projects in the Province of British Columbia, especially the

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15.

Urban Demonstration Program Funds (Cont'd)

City of Vancouver. The allocation of these funds was a primary subject of discussion recently with the Minister of State for Urban Affairs, Andre Ouellet. The result of our discussion was that the Minister requested that the City of Vancouver submit a number of projects for the consideration of the Federal Government by the end of February. The projects are to comply, as far as possible, to the guidelines originally set for the Urban Demonstration Program.

I am informed that the Provincial Government has made an official application to the Federal Government for a large part of these funds to help pay for the Burrard Inlet ferry system.

Following my meeting with Monsieur Ouellet and in accordance with his sentiments, I have requested that various proposals for the use of these funds be reviewed and re-assessed and this has led to a number of projects being opened for consideration and these are summarized in a memorandum of the City Manager.

The City has, therefore, been requested to come forward as soon as possible, and before the end of February, with a limited number of project proposals but also a number of alternative recommendations. The Federal Government has also indicated that it would prefer to deal with projects that can be expected to be completed within a relatively short time - in or by 1978.

I am setting forth my own recommendations for these projects for consideration by the Council having regard to the guidelines attached to the program and also having regard to the prospects for approval of these projects in the light of those guidelines.

These are not set out in any order of priority.

1. Re-structuring of Kitsilano Tidal Pool (assuming a Provincial contribution of 1/3 million): \$1,500,000.00.
2. First phase of Chinese Cultural Centre (assuming a Provincial contribution of 1/3 million): \$1,500,000.00.
3. Italian Cultural Centre (total cost \$1.5 million assumes a 1/3 million contribution from the Provincial Government, donations and free labour making up a large part of target figure): \$250,000.
4. Fishermen's Waterfront Market off Gastown area including preservation of 8,000 sq.ft. of N.H.B. shed: \$500,000.
5. Preservation and restoration of Carnegie Library (to be added to City funds of \$650,000): \$500,000.
6. Purchase and improvement of Victory Hotel facility: \$300,000

Total - \$4,550,000.00

Alternative projects I would refer to Council for consideration are these:

1. Jericho Beach park, waterfront improvements: \$1,500,000.00.
2. Trout La' swimming facility improvements : \$1,400,000.00  
(one of these can, if Council agrees, be added to the first list to make up a total of close to \$6 million).

Other projects open for consideration are set out in the City Manager's memo. "

Cont'd..

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Urban Demonstration Program Funds (Cont'd)

Attached to the memorandum was an appendix submitted by the City Manager setting out proposed priorities for various projects.

MOVED by Ald. Rankin

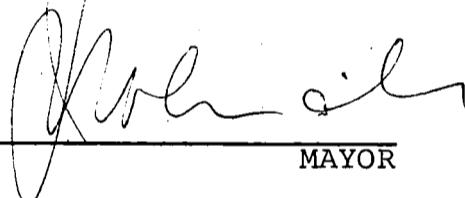
THAT the recommendation of the Mayor, contained in his memo dated February 15, 1977, be approved with the project for the Manhattan Apartments building being added as No. 7 on the list of projects in this memo.

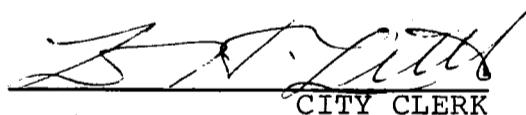
- CARRIED UNANIMOUSLY

The Committee of the Whole rose and reported and the report of the Committee of the Whole was adopted.

The Council adjourned at 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 15, 1977, adopted on February 22, 1977.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

Manager's Report, February 11, 1977 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 619

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
MacKenzie Street	31st Avenue	32nd Avenue
Trafalgar Street	31st Avenue	33rd Avenue
42nd Avenue	Balaclava Street	MacKenzie Street
43rd Avenue	Carnarvon Street	MacKenzie Street
Balaclava Street	41st Avenue	42nd Avenue

Estimated Cost: \$84,000

The above installations are to replace leaking steel mains.

Since all our 1976 prior to paving work has been completed, the remaining balance under Waterworks Capital Account 128/7907, 'Prior to Paving - 1976 Unappropriated,' is now available for other work.

I RECOMMEND that Project 619 be approved for construction and that the required \$84,000 be appropriated for this work from Waterworks Capital Account 128/7907, 'Prior to Paving - 1976 Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Local Improvement Procedure By-law

The City Engineer reports as follows:

"The Local Improvement Procedure By-Law (3614 as amended) relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups'. At present these are:

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's, CRM's and the West End District, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's, P's and HA's and the Downtown District.

(Comprehensive Development Districts are interpreted in each case according to the approved use).

A new designation, 'Fairview Multiple Dwelling District (FS-1)' has replaced the special Commercial/Multiple Dwelling District (CRM's) in the Zoning and Development By-law and the Local Improvement Procedure By-law should be amended accordingly.

I RECOMMEND that the Director of Legal Services be requested to bring forward a By-law to amend By-law No. 3614 so as to include 'Fairview Multiple Dwelling District' in the definition 'Multiple dwelling and local commercial district'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

MANAGER'S REPORT, February 11, 1977 . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 5801 McKinnon Street - Neighbourhood Disturbance

The City Clerk's Office has received a \* petition from residents in the neighbourhood of the above address regarding the occupancy of the building and the behaviour of the people residing there.

The Director of Permits and Licenses reports as follows:

"Inspections of 5801 McKinnon Street show that the basement contains separate living quarters which are occupied by the owner of the house, Mrs. Surjit K. Sidhu who is a widow with three children. The main floor is occupied by a single woman with two children. The owner has been ordered to restore the building to its approved occupancy as a one family dwelling.

The Vancouver Police Department advise that preliminary investigations do not show any outstanding offences against the residents at this address. They have contacted two of the petitioners who indicated that certain improvements in behaviour have already occurred. The Police are continuing their investigations which will take some time and a further report will be forthcoming.

It should be noted that either of the two occupants or both of them could apply for consideration under the Hardship Policy."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

\*(Copy of petition on file in the City Clerk's Office.)

RECOMMENDATION

2. Zoning and Development Fee By-Law - Renewals

The Director of Planning and the Director of Finance report as follows:

'City Council on August 10, 1976 approved an increase in fees for processing Development Permit Applications. The increase was as a result of a detailed review by Finance, Planning and Permits and Licenses Departments to attempt to recover the total costs associated with the processing of Development Permits. The effective date of the amending Fee By-Law was August 24, 1976.

Approximately 200 Development Permits are issued each year for limited periods of time in order to better control certain forms of development. These uses would include institutional uses, day care centres, homecrafts, newspaper distribution depots and other certain conditional uses. Under the present fee structure, each application for renewal requires payment of the full fee. Several complaints have been registered by the general public regarding the high fee required for these renewal applications.

Continued. . . .

MANAGER'S REPORT, February 11, 1977 . . . . . (BUILDING: A-4 - 2)

Clause No. 2 Continued

City Council on December 14, 1976 approved an amendment to the Fee By-Law to establish a fee of \$15.00 for each homecraft renewal where the conditions have not changed. The first permit for a homecraft remains at \$60.00. The Directors of Planning and Finance, at that time, indicated to Council that other renewal categories were being reviewed and that this further report would be forthcoming.

The processing of renewal applications is generally less time consuming than the original Development Permit Application. It is therefore considered that a reduced fee for renewals would be justified.

RECOMMENDATION: The Directors of Planning and Finance recommend as follows:

- A. That the renewal fee for Development Permit Applications, where conditions have not changed, in Schedules 1 and 2 of the Zoning and Development Fee By-Law No. 4188, with the exception of Clause A (Homecrafts) of Schedule 2, be set at \$25.00.
- B. That the present fee requirement in these Schedules be continued as the charge for the original Development Permit Application.
- C. That the above recommendation regarding renewals (Item (a), be made retroactive to the effective date of August 24, 1976 and that approval be given for any necessary refunds.
- D. That the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee By-Law No. 4188 to take into account the above-noted recommendations.'

The City Manager RECOMMENDS that the foregoing recommendation of the Directors of Planning and Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 227

A-6

MANAGER'S REPORT, February 11, 1977 . . . . (FIRE; A-6 - 1)

FIRE AND TRAFFIC MATTERSCONSIDERATION1. Chinese Cultural Centre Grant Request

The City Engineer reports as follows:

"In a letter dated January 6, 1977, (see attached) Mr. Gordon Mark of the Chinese Cultural Centre requests a grant to cover the costs of their annual Spring Festival Activities parade planned for Sunday, February 20, 1977 on Pender Street from Carrall to Dunlevy Streets.

This parade, with approximately 100 participants, will feature lion dances and fireworks and commence at 1:00 p.m. from 313 E. Pender Street, will proceed west on Pender Street to Carrall Street, where they will reverse their direction and return to the starting point, with celebrations terminating at 5:00 p.m.

Being on a Sunday, the parade has the approval of the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will be readily accommodated.

Temporary signing and barricading will be required for this parade as well as extra street cleaning. The estimated costs are as follows:

a) temporary signing, barricades, etc.	\$275.00
b) sanitation department	<u>\$250.00</u>
TOTAL	\$525.00

Should Council decide in favour of Mr. Gordon Mark's request for free services, it is suggested that this be done in the form of a grant in order that funds be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 budget."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 227

MANAGER'S REPORT, February 11, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERSRECOMMENDATION1. Staffing - Zoning Division

The Director of Planning reports as follows:

'There has become an apparent need to review the staffing of the Zoning Administration Group of the Zoning Division of the Planning Department. The Zoning Division consists of three groups: The Development Permit Group, the Zoning Administration Group and the Subdivision Group.

The Zoning Administration Group is responsible for processing applications to rezone property in the City and to amend the Zoning and Development By-Law. The Group also performs administrative functions related to the Division and to the Board of Variance.

The Zoning Administration Group includes the Group Leader and one Plan Checking Assistant III. A large portion of the Plan Checking Assistant's time is involved in processing appeals to the Board of Variance and related work.

It had been anticipated that there would be a decline in the number of rezoning applications received, however, this has not been borne out. In fact, the number of applications received has been increasing steadily since 1974 when 37 applications were received, 57 in 1975 and 59 in 1976. The acreage involved with these applications has also considerably increased. The applications in 1974 involved 216 acres, in 1975 604 acres and in 1976 1,362 acres. The processing of the applications has also become more complex.

In addition, considerably more time is being spent dealing with enquiries. More public involvement is involved in the processing now, e.g. nine Public Information Meetings were held regarding rezoning applications in 1976. This procedure was instituted in 1976 to provide for public involvement prior to the formal Public Hearing. It is anticipated that the number of Public Information Meetings will increase. It is also anticipated that during 1977 the number of rezoning applications will not decrease.

The work of the Group progressed reasonably well in the latter part of 1976 particularly in light of the increased activity in zoning matters and with the absence through sickness of the Zoning Planner. This has been achieved largely through extra efforts on the part of all staff involved and the use of temporary staff to assist the Group through 1976.

The use of temporary help has become essential to maintain the improved processing of zoning matters and in order to be able to obtain and train a suitable person for this technical and complex work it is recommended that an additional position be established in the Zoning Administration Group.

<u>Estimated Costs</u>	1977 (March 1, 1977)	ANNUAL
<u>Salaries</u> (Based on 1976 Rates)		
P.C.A. @ \$1,179	\$11,790	\$14,148
Fringe Benefits @ 12%	<u>1,415</u>	<u>1,698</u>
	\$13,205	\$15,846
<u>Furniture &amp; Equipment</u>		
No Furniture is required but a calculator will be needed	<u>115</u>	
<u>TOTAL COST</u>	<u>\$13,320</u>	<u>\$15,846</u>

Continued. . . . .

MANAGER'S REPORT, February 11, 1977 . . . . . (FINANCE: A-7 - 2)

Clause No. 1 Continued

The Director of Planning recommends:

- A. That a position be established in the Zoning Administration Group and FURTHER, THAT the Director of Personnel Services be instructed to classify the position and submit his recommendation to the City Manager for approval.
- B. That the estimated costs for 1977 of \$13,320 for salaries and equipment be approved in advance of the 1977 budget.'

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Civic Theatres - Staffing

On October 26, 1976, Council approved the establishment of an additional clerical position at the Q.E.T. in order to provide training and to assist the Theatre Manager in the performance of administrative duties during the extremely busy period prior to the opening of the Orpheum Theatre. The first booking for the Orpheum is on March 19; the official opening, on April 2.

In conjunction with the Theatre Manager, the Administrative Analyst has reviewed the anticipated work load associated with the general operation of the Orpheum Theatre. They propose the transfer of the clerical position referred to above to the Orpheum Theatre to assume responsibility for the general administration, including custody of all equipment, preparation and submission of all relevant accounts and payrolls, care and custody of all supplies, both for use and resale, care and custody and deposit of all monies, supervision of the bars and the supervision of all technical and house arrangements for the performances. Occasionally, the incumbent will be called upon to supervise performances at the Q.E.T. and Playhouse. It is further proposed to establish an additional position of Clerk-Typist at the Orpheum to act as secretary to the Orpheum Manager, do filing and mailing, prepare all monies for deposit, receive shipments, prepare stage accounts and admit authorized personnel to the premises.

The annual recurring cost of the added position is approximately \$10,200 at mid-step, including fringe benefits at 1976 rates. For an estimated ten-month period in 1977, the costs will be approximately \$8,500.

The City Manager RECOMMENDS as follows:

- A. That an additional Clerk-Typist position be approved in the Civic Theatres Department, subject to classification by the Director of Personnel Services.
- B. That funding in the amount of \$8,500 be approved in advance of the 1977 budget.

The V.M.R.E.U. has received a copy of this report.

MANAGER'S REPORT, February 11, 1977 . . . . . (FINANCE: A-7 - 3)

RECOMMENDATION AND CONSIDERATION

3. Report of the Commission of Inquiry on  
Property Assessment and Taxation in B.C.

The Director of Finance submits the following report.

"Introduction"

As Council is aware, the Province froze property assessments in B.C. at the 1974 level and appointed a Provincial Commission of Inquiry on Property Assessment and Taxation, to study the entire problem of assessments and real property taxation in B.C., with a view to making appropriate legislation changes for the future. The work of the Commission was terminated by the Province in the summer of 1976 and a report prepared by the Commission was submitted to the Government. That report has now been released to the public.

The City of Vancouver spent considerable time preparing a comprehensive submission to the Commission of Inquiry, in order to represent to the Commission those factors and policies of greatest concern to the City. Mayor Volrich (at that time Alderman and Chairman of the Finance & Administration Committee) and myself presented the City's brief to the Commission in the spring of 1976.

Main Points of the City of Vancouver Brief

The City actually submitted two briefs to the Commission, one entitled 'Real Property Assessment and Taxation in Vancouver' and the second one concentrating on education financing, entitled 'Education Finance in B.C. and its Impact on Vancouver Taxpayers'. The submission on Real Property Assessment and Taxation contained thirteen recommendations, the most important ones of which are summarized below, and the Education Finance submission contained five recommendations. The most important points in the City's brief on Real Property Assessment and Taxation were as follows:

1. Use current market values for assessment purposes, tax those values at 100% of value, and provide differential mill rate capability to implement taxation policy.
2. That the Province should pay full grants on Provincial-owned property.
3. That properties should continue to be exempt under Section 396(c) of the Vancouver Charter, i.e. churches, charitable organizations, etc.
4. That the concept of revenue sharing of Provincial growth taxes should be pursued.

Recommendations of the McMath Report

Appendix 2 attached to this report very briefly summarizes the recommendations of the McMath Report.

Appropriate Action at This Time

After reviewing the recommendations of the McMath Commission, I find that I cannot support many of the recommendations; others I can support (i.e. would recommend to Council). Some of the recommendations agree with the City's expressed position and some do not.

It would appear appropriate to concentrate on the single most critical difference between the McMath Commission's recommendations and the City's expressed position, specifically that dealing with a Province-wide business tax vs. differential mill rates.

Continued . . . . .

Clause No. 3 Continued

Recommendations 38 to 40 of the McMath Commission Report recommend that an additional tax, in the form of a business tax, significant in scale, be introduced on all business properties on a compulsory basis and at a uniform rate throughout the Province. They also recommend that some relief be offered to small businesses. Further they state that the business tax ought to be a tax on occupants allocated according to the market rents of the space occupied and with no tax payable on vacant space.

These recommendations are for a business tax not too different from that presently levied by Vancouver. However, to have a Province-wide single rate business tax would remove flexibility currently enjoyed by Councils in implementing their particular taxation policies. There is no guarantee that Vancouver would be able to derive even its present level of business tax under such a scheme. The business tax also has other significant disadvantages with regard to collectability, that do not apply to real property taxation. The City of Vancouver was therefore in favor of eliminating the business tax and replacing it with a sufficiently flexible differential mill rate capability on the real property tax levy, such that Councils would have full capability of implementing the appropriate taxation distributional policies.

City Council therefore approved in its submission to the McMath Commission that municipalities be given the power to set differential mill rates by use class of property with the allowed differential in the mill rates to be limited so that the highest may be no more than twice the lowest. This would not only allow Council to implement its taxation policies but it would also provide the means to maintain the existing distributional impact of taxes when the assessment restrictions were unwound and the roll unfrozen.

I am therefore recommending that Council reiterate its position to the Provincial Government with respect to business taxes and the differential mill rate capability.

The other major areas that Council may wish to consider are:

- (1) the question of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board; and
- (2) the question of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

If Council does wish to consider these questions then I would recommend that they be referred to the Finance & Administration Committee for discussion.

Provincial Government

The Province's intentions are not known at this time but it is believed that they have been developing their own concepts somewhat independently of external input. The Province is aware of our submission to the Commission. It is generally expected that the Province will be bringing forward legislation this session but it is unknown as to what form the legislation will take.

RECOMMENDATION

I would therefore RECOMMEND that Council reiterate its position regarding differential mill rate capability in the real property taxation area."

MANAGER'S REPORT, February 11, 1977 . . . . . (FINANCE: A-7 - 5)

Clause No. 3 Continued

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and submits for Council's CONSIDERATION or for referral to the Finance & Administration Committee:

- A. the matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board;
- B. the matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

RECOMMENDATION

4. The Orpheum - Application for Licence -  
Government Liquor Act

The Director of Legal Services reports as follows:

"The Manager, Queen Elizabeth Theatre, has requested that application be made for a licence to sell liquor in The Orpheum. The Orpheum will open on March 19th, 1977. Since this is a municipally owned cultural centre the Liquor Administration Board has requested that the application for a licence be accompanied by a resolution of Council authorizing the same. The City presently holds a licence to sell liquor in the Queen Elizabeth Theatre.

It is recommended that authority be given to the Director of Legal Services to apply for a licence to sell liquor in The Orpheum and all subsequent renewals thereof; the annual fee of \$100.00 for the 1977 liquor licence to be charged to the 1977 auditorium operating budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 227-228



MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . . (PROPERTIES: A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Additional Costs for Alterations to 517 Hamilton Street

The Director of Finance reports as follows.

"517 Hamilton Street is a City-owned building, currently under major alterations, with the ground floor to be used for City purposes and the upstairs to be used for a hostel. The ground floor alterations were funded from General City Funds and the upstairs from the Property Endowment Fund.

The Assistant Director for Construction & Maintenance, of the Permits & Licenses Department, has advised that serious problems have been encountered in the project, related to the second floor (the hostel). These problems have caused extra costs in the amount of \$29,900.

The proper source of funds for this is the Property Endowment Fund. The Property Endowment Fund Board has approved the expenditure, and it is therefore

Recommended that the Property Endowment Fund provide \$29,900 to complete the necessary alterations to the second floor of 517 Hamilton Street for use as a hostel."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

2. Cost Incurred Regarding City-Owned Properties to Comply with Fire By-Law Regulations

The Supervisor of Properties reports as follows:

"On May 28, 1974 Council approved the setting aside of additional funds of \$150,000.00 to cover anticipated expenditures incurred in bringing up to the new Fire By-law standards certain City-owned properties under rental or lease agreements. These funds were to be provided from Supplementary Capital Funds and were held in Account Code 447/7901 until the funds at that time being used to meet these additional costs had been exhausted.

The point has now been reached where the funds in Account Code 447/1201 originally being used for payment of these costs have been depleted and in fact over-expended. It is therefore recommended that the sum of \$150,000.00 now sitting in Account Code 447/7901 (unappropriated) and set aside specifically for this purpose be transferred to Account Code 447/1201 so that the work of bringing the Civic Revenue Buildings up to the required By-law standards can be completed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . (PROPERTIES:A-9 - 2)

3. Sale of portion of City-Owned lot W/S Commercial Drive between Venables and Parker Streets

The Supervisor of Properties reports as follows:

"Lot A of Lots 13-15, Block 23, D.L. 264A has been released for sale by the Property Endowment Fund Board. The City Engineer requested dedication of a 10 ft. X 10 ft. corner for lane purposes and as a result of his survey of the property it was found that the improvements on the adjoining property (S $\frac{1}{2}$  of Lots 13-15, Block 23, D.L. 264A) encroach on the subject by 0.10 feet.

Negotiations with the adjoining owner have resulted in an agreement whereby he will purchase 9.2 square feet (more or less) of the City lot and consolidate same with his property at a total cost to him of \$195.00.

Recommended that the South 0.10 feet of Lot A of Lots 13-15 Block 23, D.L. 264A, be sold to the adjoining owner for the sum of \$195.00 inclusive of all costs.

It is also

Recommended that a 10 ft. X 10 ft. corner cut-off at the North West Corner of Lot A of Lots 13-15, Block 23, D.L. 264A be dedicated for lane purposes."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. Encroachment E/S James Street north of 28th Ave.

The Supervisor of Properties reports as follows:-

"A concrete wall on privately owned Lot 2, Block 3 W $\frac{1}{2}$ , D.L. 632 encroaches onto vacant City Lot 1, Block 3, W $\frac{1}{2}$  D.L. 632 approximately two inches in depth and approximately 22 feet in length as shown on Plan LF7982.

The City lot is vacant and it is proposed to advertise the lot for sale but in order to avoid a possible future dispute, it is desireable that the encroachment be removed or made legal by means of an encroachment agreement.

The owners of Lot 2 desire the wall to remain in place and the Supervisor of Properties is of the opinion that this is acceptable, subject to the following conditions:-

TERM: The life of the wall or 25 years, whichever is the lesser.

RENT: \$10.00 in lieu of rent.

ADMINISTRATION FEE: In addition to the fee of \$10.00 the owners of Lot 2 to pay \$25.00

REGISTRATION FEE: Owner of Lot 2 to pay \$5.00

AGREEMENT: To be prepared by Director of Legal Services.

MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . (PROPERTIES:A-9 - 3)

Clause #4 Continued:

The Supervisor of Properties is of the opinion that City Lot 1 will suffer no loss in value as a result of the encroachment.

It is recommended that the encroachment on to City Lot 1 be validated subject to the foregoing conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Burrard Street Widening

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's Report (Fire and Traffic) dated June 11, 1976, wherein one of the recommendations approved by City Council on June 15, 1976, was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street Widening.

Neonex Consumer Group Ltd. formerly Seaboard Advertising Co. Ltd. are owners of three properties affected by the Burrard Street Widening and have agreed to convey to the City those lands required as follows:

Parcel (1) - S.W. Corner, 3rd Avenue and Burrard Street, Lot "A", Block 237, D.L. 526, Plan 6473.

This property is a vacant 74.97 ft. X 40 ft. parcel of land zoned C-3A, currently rented to the adjoining tenant for the storage of boats.

Purchase of the whole of Parcel "A" rather than the 24 ft. widening strip will provide the opportunity for exchanging land areas in connection with the negotiations now underway with the adjoining owner to the South, Lot "B" (Orr's Stores). It will also allow existing parking on Lot 17 to be retained which in turn will eliminate the breaking of tenants' leases and thereby reduce business disruption to a minimum.

Negotiations with the owners and tenants on adjoining Lots "B" and 17 will be the subject of a later report.

The owners have agreed to convey Parcel (1) to the City for the sum of \$60,000.00 as of December 31, 1976, subject to a Neonex sign to remain rent free pending a two-week notice for removal, at no cost to the City. Sign to be removed not later than April 30, 1977.

Cont'd.....

## MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . . (PROPERTIES:A-9 - 4)

Clause #5 Continued:

Parcel (2) - N.W. Corner 4th Avenue and Burrard Street, Amended Lot 22, (See 125853L), Block 237, D.L. 526, Plan 590, Zoned C-3A.

The owners have agreed to convey the east 7.5 feet thereof and 2 foot lane widening strip as shown on plan of subdivision marginally numbered LD 1541 on the following terms:

(a) Loss of land (865.5 sq. ft.)	\$17,310.00
(b) Loss of landscaping & fencing	350.00
(c) City to pay for sign relocation. Sign relocation to be carried out by owner.	1,200.00
	<u>\$18,860.00</u>

Parcel (3) - S.E. Corner 5th Avenue and Burrard Street, Lot 1, Block 268, D.L. 526, Plan 590, Zoned M-1

The owners have agreed to convey the West 7 feet thereof as shown on Plan marginally numbered LF 8032 on the following terms:

(a) Loss of land (840 sq. ft.)	\$16,800.00
(b) Compensation for loss of 4 parking stalls	<u>3,200.00</u>
	\$20,000.00
(c) City Engineer to construct new retaining wall with fence on top to new property line at no cost to the owner.	
(d) Owners to relocate three signs to new property line on or before May 31, 1977 at no cost to the City.	

It is recommended that the Supervisor of Properties be authorized to acquire those properties required for the widening of Burrard Street on the foregoing basis chargeable to Code #146/5921"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of a portion of the Sterling Shipyard site to B.C. Ice & Storage

The Supervisor of Properties reports as follows:

"On March 25, 1975, City Council, 'In Camera', approved the recommendation of the Supervisor of Properties and the City Manager, to acquire the property at 2089 Commissioner Street known as Sterling Shipyards Ltd.

In this regard, the City of Vancouver acquired the site on June 23, 1975, subject to a lease to Sterling Shipyards Ltd. dated May 22, 1959, which expires on May 24, 1980.

Cont'd.....

## MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . (PROPERTIES:A-9 - 5)

Clause #6 Continued:

On November 1, 1976, Sterling Shipyards Ltd. entered into a sub-lease agreement with the City's Engineering Department for use as a works yard. In the preparation of the site, it was noted by the adjacent owner, B.C. Ice & Storage Company, that the development by the City would impede ingress and egress of tandem vehicles to their property and in this regard, the Engineering Department agreed to sub-lease a portion, with the proviso that B.C. Ice & Storage Company pay the incurred expenses to date on the area involved.

Following negotiations with the Company, they have agreed to sub-lease a portion of the site on the following basis:-

- A. Annual rental to be \$300 in advance.
- B. Lease period to be ten years from January 31, 1977 to January 31, 1987, then year to year from February 1, 1987.
- C. Annual rental review clause from February 1, 1978.
- D. In addition to the annual rental, the Lessee to pay the cost of eight piles and fencing totaling \$2,100.00

The City Manager RECOMMENDS the foregoing recommendations of the Supervisor of Properties be approved.

CONSIDERATION:7. Open Bible Chapel - Exchange of 405 W. 10th Avenue for City-Owned Lots in Champlain Heights

The Supervisor of Properties reports as follows:

"On February 24, 1976, City Council authorized the exchange of the property at 405 West 10th Avenue, required for civic purposes, for City-owned lots 5, 6, 7, District Lot 334, Plan 13993 in Champlain Heights. The parcels being exchanged were not of equal area or value, and the Society agreed to pay the difference of \$605,550.00 for the Champlain Heights property under an agreement for sale with a five-year term and annual payments of \$50,000.00, plus interest at a rate of 11% with the total outstanding balance payable in the 5th year.

Under the conditions of the exchange, the Society was required to:

- Obtain approval in principle for their financing from C.M.H.C. and the B.C. Department of Housing by July 1, 1976 for their proposed development in Champlain Heights.
- Obtain a Development Permit for the development by July 15, 1976.
- Exchange the lands on the earlier of the fulfillment of the foregoing requirements or August 15, 1976.

MANAGER'S REPORT, FEBRUARY 11, 1977 . . . . (PROPERTIES:A-9 - 6)

Clause #7 Continued:

The Society had not complied with conditions 1 and 2 by August 15, 1976, and requested, and were granted by Council, an extension of the exchange date to December 31, 1976. This was considered by the Society to be sufficient time to comply with items 1 and 2.

In December 1976 the Society submitted a \$1,000.00 deposit and, by letter dated January 13, 1977 (Addendum A), have requested the closing date for the exchange of lands be further extended to October 31, 1977.

The foregoing request by the Open Bible Chapel to extend the exchange date to October 31, 1977 is submitted for Council consideration."

The City Manager RECOMMENDS that Council agree to the request of the Open Bible Chapel to extend the exchange date to October 31st, 1977 but submits for CONSIDERATION of Council whether as a matter of policy, all future sale of city lands should contain a provision that where an extension of completion date is granted by Council, interest should be payable from the time of the original date of sale.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICESI

FEBRUARY 3, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Ford  
Alderman Gerard

ABSENT: Alderman Bellamy  
Alderman Marzari

ALSO PRESENT: Alderman Brown  
Alderman Gibson

COMMITTEE CLERK: H. Dickson

The Community Services Committee, at its meeting on January 13, 1977, made six recommendations to Council for the provision of day care facilities in the False Creek area at the Daon Development at 6th and Laurel. Those recommendations were as follows:

- A. THAT the City enter into a lease with Daon Development for day care premises at 6th and Laurel for three years at \$5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional \$5000.00 with the source of funds being the 1977 Revenue Budget; and that this lease be reviewed upon expiry of the three year period.
- B. THAT the Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.
- C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.
- D. THAT the Development Consultant report back to Council on the day care playground capital cost.
- E. THAT the Director of Legal Services and the Supervisor of Properties negotiate an extension of nine months on the lease of space in Hodson Manor for the Little People's Day Care.
- F. THAT the Director of Social Planning investigate the need for play school and after-school care programs for False Creek residents and report through the City Manager to the Community Services Committee.

The Council, at its meeting on January 25, 1977, referred the matter back to the Committee.

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On Wednesday, February 2, 1977, the Director of Social Planning and several members of Council toured the False Creek area to examine potential day care sites. A number of possibilities arose and it was agreed to call an immediate meeting to discuss the alternatives.

Representatives of the School Board and the Park Board and their staff, along with the False Creek Development Group and members of the Social Planning, Planning and Engineering Departments, were in attendance at a special meeting this date.

1. False Creek Day Care

The Chairman noted there were three members of the Community Services Committee present and it was

RESOLVED

THAT the meeting be constituted as a special meeting of the Community Services Committee.

The Chairman opened the meeting by posing a number of questions regarding a new location for day care in False Creek, including the feasibility of incorporating day care into the School Board's False Creek Elementary School which has already been designed and a development permit applied for.

The questions posed by the Chairman were as follows:

- Can or should the school be moved away from close proximity to residential units?
- Can the park space to the east accommodate the school?
- Will the school gymnasium be large enough to be useful after school hours for residents of False Creek; will it contain a suitable meeting room for False Creek residents?
- Should the day care centre be located in False Creek school, in Hodson Manor, in the Netherlands building, at the Daon site or in the Phase II location?

In response to these questions, Mrs. Margaret Andrew, Chairman of the School Board, read a prepared statement to the Committee dated February 3, 1977 (copy circulated) which included statements that it is the responsibility of Council to assure immediate issuance of the development permit for the school and that any additional required community facilities should be provided by the City elsewhere on the False Creek site.

The School Board Chairman pointed out the design of the school and necessary financial arrangements had been approved by the Department of Education on Friday, January 28, 1977, and that the school is scheduled to open in September 1978. Any thought of relocating or redesigning the school would further delay the opening date. The siting and design of the school was established in consultation with City officials, including the False Creek Development consultants.

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Clause No. 1 Continued

During discussion, representatives of the Park Board explained they may provide some funds towards the gymnasium and changing rooms in the school so that they will be available for community use.

In response to the Committee's questions, the School Board representatives stated the gymnasium measures 50' x 81' with a 16' ceiling which possibly could be raised to 17'10" under the plans approved by the Department of Education.

The gymnasium ceiling could be extended to 22' in height but this would incur additional costs beyond what the Department of Education has approved.

There is also a 2-classroom size library in the school which could be available for community use.

It was also noted there is a crawl space beneath the school gymnasium which possibly could be expanded at an additional cost by lowering the floor. (The school will be two storeys plus underground parking serviced by an elevator.)

It was concluded it would be impractical to move the school at this late date.

It was noted that a day care centre could not now be incorporated into the design of the school nor could it be attached to the school as the small school site does not provide sufficient space for the required fenced play area for a day care operation.

Representatives of the School Board advised they would make any surplus space available for day care as they have done in other schools where need for education space has been reduced.

Other Potential Locations

The Chairman reminded those present that the Community Services Committee had not been enthusiastic about space provided by the Netherlands Association for day care, as it is located on a second floor and has no direct access to the play area; that the Committee had recommended the City lease space in the Daon Development but that Council had not approved this recommendation; and that Council has committed itself to leasing Hodson Manor (where the day care is now located) to the Multicultural Society.

A representative of the Netherlands Association told the Committee his organization's facility can accommodate 17 children and there are only 10 children presently enrolled in the day care operation at Hodson Manor. He added that costs could be kept to \$150.00 per child if the day care is moved to the Netherlands building. He inquired whether the Netherlands building could be licensed for day care use and was advised by the Director of Environmental Health that the Community Care Facilities Licensing Office has not yet examined the building.

The Chairman suggested the Netherlands Association contact Community Care Facilities Licensing immediately on this matter. The Director of Environmental Health did indicate, however, that a day care centre should be contained on one floor rather than on two as may be the case in the Netherlands building.

Clause No. 1 Continued

During discussion of the best possible location for the day care centre, the False Creek Development Group stated it favours the Netherlands building and the Social Planning Department stated it favours the Daon location. It was pointed out by the City Manager that the Daon location involves relatively high capital costs and an on-going operating subsidy and that the City would lose \$1900.00 annually in potential ground rent by the reduction in the commercial area.

It was also noted by representatives of the Social Planning Department that because of the restrictions inherent in the Netherlands building, a maximum of only 17 children could be accommodated and that an increased staff complement may be required, hence there could be an increase in the costs of operating day care in this building.

The Chairman pointed out the Committee was faced with a question of providing good quality space in the Daon location at costs to the City or allowing the day care operation to move to the Netherlands building which is not as suitable but which would not involve direct costs to the City.

Costs of the City leasing day care space in the Daon Development were detailed in a Manager's Report to Council on January 11, 1977. Lease options, as contained in that report, are attached as Appendix I.

Following discussion, it was

RECOMMENDED

- A. THAT there be no change in the location and siting of the False Creek Elementary School.
- B. THAT the School Board be urged to provide a 22' ceiling in the gymnasium of the False Creek Elementary School.
- C. THAT the School Board investigate the feasibility of expanding the crawl space in the False Creek Elementary School to provide additional community use space.
- D. THAT the Development Permit Board be requested to expedite the issuance of a development permit for False Creek Elementary School.
- E. THAT City Council urge the Netherlands Association to apply for a license and open its day care centre in its building on Sitka Square.

The meeting adjourned at approximately 3:15 P.M.

DELEGATIONS THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 232-233